



**Lancaster Crescent Sleaford Road, Tattershall Lincoln LN4 4LR**



**welcome to**

**Lancaster Crescent Sleaford Road, Tattershall Lincoln**

Located on the popular Tattershall Lakes Country Park, is this park home, which has been previously used as a holiday home & holiday let. Comprising an open plan kitchen living area, family bathroom and ensuite WC. Off road parking for one car & raised decking with sunken hot tub.



### **Open Plan Kitchen Living Area**

18' 3" x 11' 9" ( 5.56m x 3.58m )

There is a fitted electric fire to the living area. The kitchen is fitted with a range of wall and base units with work surfacing, single drainer stainless steel sink, integrated electric oven, grill, four ring gas hob, stainless steel extractor and integrated fridge freezer.

### **Bedroom One**

6' 11" x 11' 10" ( 2.11m x 3.61m )

Having a built in double wardrobe, two double cupboards, shelving and dressing table.

### **Ensuite WC**

4' 4" x 2' 8" ( 1.32m x 0.81m )

Fitted with a pedestal wash hand basin and WC.

### **Bedroom Two**

8' 2" x 5' 6" ( 2.49m x 1.68m )

There is a built in single wardrobe, cupboards and shelving.

### **Bedroom Three**

4' 11" x 6' 5" ( 1.50m x 1.96m )

Having a built in single wardrobe and cupboard.

### **Bathroom**

7' 1" x 3' 5" max ( 2.16m x 1.04m max )

Fitted with a shower cubicle with thermostatic shower, pedestal wash hand basin, WC, heated towel rail and extractor.

### **Outside**

There is raised decking with seating area, six person sunken hot tub and off road parking.

### **Agents Note**

Any prospective buyers will pay the commission to the site. Further details upon request.



***view this property online*** [williamhbrown.co.uk/Property/SNH111597](http://williamhbrown.co.uk/Property/SNH111597)



**welcome to**

**Lancaster Crescent Sleaford Road,  
Tattershall Lincoln**

- Three bedroom park home
- Open plan kitchen living area
- Family shower room & ensuite WC
- Off road parking for one car
- Raised decking with sunken hot tub

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£25,499**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111597](http://williamhbrown.co.uk/Property/SNH111597)



Property Ref:  
SNH111597 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](http://williamhbrown.co.uk)